117.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	992,900 / 992,900
					USE VALUE:	992,900 / 992,900
					ASSESSED:	992,900 / 992,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		JAMES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GRIFFIN JOHN P & CHRISTINE M
Owner 2:	
Owner 3:	
Street 1:	38 JAMES STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GLASS JEFFREY & DIANA -
Owner 2:	-
Street 1:	38 JAMES STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,719 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1999, having primarily Clapboard Exterior and 2310 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9719.000	494,800		498,100	992,900
Total Card	0.223	494,800		498,100	992,900
Total Parcel	0.223	494,800		498,100	992,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.83 | /Parcel: 429.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75652
GIS Ref	
GIS Ref	
Insp Date	09/17/18

!9122!

PREVIOUS ASSESSMENT

Parcel ID: 117.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	494,800	0	9,719.	498,100	992,900	992,900	Year End Roll	12/18/2019
2019	101	FV	390,300	0	9,719.	491,000	881,300	881,300	Year End Roll	1/3/2019
2018	101	FV	390,300	0	9,719.	377,100	767,400	767,400	Year End Roll	12/20/2017
2017	101	FV	390,300	0	9,719.	355,800	746,100	746,100	Year End Roll	1/3/2017
2016	101	FV	390,300	0	9,719.	327,300	717,600	717,600	Year End	1/4/2016
2015	101	FV	386,600	0	9,719.	306,000	692,600	692,600	Year End Roll	12/11/2014
2014	101	FV	386,600	0	9,719.	281,800	668,400	668,400	Year End Roll	12/16/2013
2013	101	FV	384,600	0	9,719.	281,800	666,400	666,400		12/13/2012

PRINT

Date	Time
12/10/20	23:38:08

LAST REV

Date	Time
09/27/18	15:30:04
apro	
9122	

USER DEFINED

Prior Id # 1:	75652
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLASS JEFFREY &	56069-506		12/15/2010		623,500	No	No		
FREEDOM DEVELOP	30484-75		7/30/1999	Change>Sale	450,000	No	No		
CUMMINGS DONALD	25491-580		7/17/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/1999	614	Foundati	5,000					FOUNDATION
8/26/1999	649	New Buil	100,000					SIN FAM DWELLING
8/11/1999	544		5,000					DEMO HOUSE

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	CC	Chris C
3/6/2012	Inspected	BR	B Rossignol
11/26/2008	Meas/Inspect	189	PATRIOT
10/31/2000	Hearing Chag	197	PATRIOT
7/19/2000	MLS	MM	Mary M
2/29/2000	Mailer Sent		
2/29/2000	Measured	264	PATRIOT
9/4/1998		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9719		Sq. Ft.	Site		0	70.	0.73	6									498,097						498,100	

Total AC/HA:	0.22312	Total SF/SM:	9719	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	498,097	Spl Credit		Total:	498,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1999	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	7.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	7.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15675664
Const Adj.:	0.99890995
Adj $ / SQ:	144.437
Other Features:	106761
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	533787
Depreciation:	38966
Depreciated Total:	494820

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

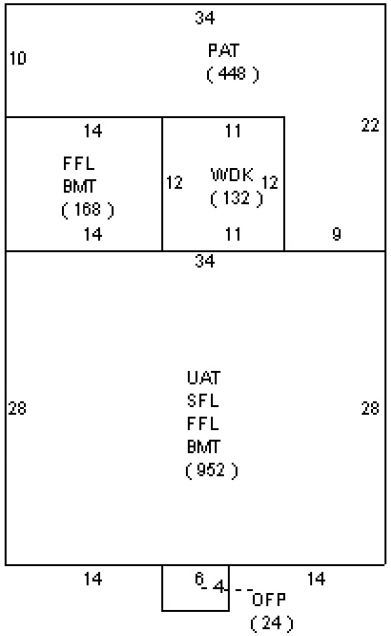
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	158.88
Special Features:	0	Val/Su Net:	122.66
Final Total:	494800	Val/Su SzAd	238.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,120	43.330	48,531
FFL	First Floor	1,120	144.440	161,769
SFL	Second Floor	952	144.440	137,504
PAT	Patio	448	3.080	1,381
UAT	Upper Attic	238	111.220	26,470
WDK	Deck	132	13.560	1,790
OFP	Open Porch	24	43.950	1,055
	Net Sketched Area:	4,034	Total:	378,500
Size Ad	2072	Gross Are	4748	FinArea 2310

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	